CONDITION 4

Consulting Engineers
29 Red Lion Street
Chesham, Bucks.
HP5 1EJ
Tel: 01494 772721
Fax: 01494 775304

DRAINAGE MAINTENANCE REGIME

JOB TITLE: **Rhodaus Town Canterbury**

PTA JOB NO: **8668**

CLIENT: **Cardy Construction**

Date: August 2013

The surface and foul water drainage systems within the development have generally been designed in accordance with Part H of the Building Regulations and BS EN 752. Pipe sizes and gradients are designed to be self-cleansing albeit regular maintenance and inspections are required to ensure the long-term efficiency of the systems. All works should be undertaken by suitably qualified personnel and waste removed by an appropriately registered company.

Gullies

These are designed with trapped sumps to accumulate silt and debris. All gully sumps should be checked and cleaned out on a six monthly basis.

Drainage Channels

These are designed with trapped sumps to accumulate silt and debris. All drainage channel sumps should be checked and cleaned out on a six monthly basis. The actual channel should be visually checked at this time, should there by any silt or debris present the grating covers should be lifted and the channel cleaned out.

Catchpit Manholes

These are designed with sumps to accumulate silt and debris at specific locations. These should be checked and cleaned out on a six monthly basis.

Catchpit locations are shown on drawing number: 8668/6002

Catchpit manholes are referenced: S3, and S6.

Manholes

All manhole covers should be lifted and visually inspected for silt, debris and signs of blockages within the drainage system. This should be undertaken on an annual basis.

Should any debris or blockages be detected, the manholes should be cleaned along with associated pipe runs which should be high pressure jetted and CCTV surveyed to verify/identify that no further remedial works are required.

Soakaway Vessels

Surface water soakaways form part of the drainage system within the development.

The location is shown on drawing number: 8668/6002

These have been designed utilising a cellular block system. The drainage system is designed to minimise the accumulation of silt and debris within the tanks themselves. Any silt and debris not collected in the gully/channel sumps, will pass along the drainage system to the catchpit sump prior to discharging into the attenuation chambers.

The regular drainage maintenance regime should minimise the accumulation of silt within the attenuation units prolonging their working life.